SECTION 6.0 MITIGATION SUMMARY

This section presents a list of required mitigation measures to reduce significant adverse impacts to resources to a less than significant level. However, long-term air quality impacts cannot be reduced to a level that is less than significant and would be adverse, significant and unavoidable with implementation of the Proposed Project. **Table 6-1** contains a listing of all required mitigation measures.

Table 6-1
Required Mitigation Measures

Resource Area	Mitigation Measure
Aesthetics / Visual	1. Prior to the issuance of a building permit, the developer of the Proposed Project shall prepare and submit a Lighting Plan that meets the requirements of Section 17.28.030 of the Blythe Municipal Code in the City of Blythe, .
Air Quality	The following mitigation measures are recommended as best management practices (BMPs) during construction of the Proposed Project to reduce tailpipe exhaust emissions of CO, NO_x, SO_x, PM_{10}, and fugitive dust from earth moving and other vehicular activities on unpaved surfaces. Additionally, air quality permits for construction and operation will need to be obtained from MDAQMD. ***Construction:*** 1. On-road trucks and other mobile equipment shall be properly tuned and maintained to manufacturers' specifications to ensure minimum emissions under normal operations. 2. Water or chemical dust suppressants shall be applied to unstabilized disturbed areas and/or unpaved roadways in sufficient quantity and frequency to maintain a stabilized surface, but no less than twice daily. 3. Vehicle speeds on unpaved areas shall be limited to 15 miles per hour. Said speed limit shall be posted at site entrances. 4. Soil and mud shall be removed from vehicles with a wheel washer, or manually wash off vehicle wheels and undercarriage prior to entering paved streets; or promptly remove any visible particulate matter from paved streets onto which such material has been deposited (See MDAQMD Rule 403 Fugitive Dust. ***Operation:*** No mitigation measures are required during operations, but by Wal-Mart store policy, diesel delivery trucks shall not run at idle while loading or unloading merchandise. Truck engine idling time shall be limited to ten minutes, with the exception of individual trailer-mounted refrigeration units used on grocery delivery trucks.
Biological Resources	In order to avoid impacts to raptors, a qualified biologist shall conduct a field survey of the trees adjacent to the I-10 freeway prior to construction and make recommendations for avoidance, if needed.
Cultural Resources	1. A qualified archaeologist shall monitor the development area during the grading process. In the event that unanticipated cultural resources are encountered during the Proposed Project's construction, all earthmoving activity in the vicinity of the find shall cease until inspected by a qualified archaeologist. The archaeologist shall examine the finds, assess their significance, and offer recommendations for procedures deemed appropriate to either further investigate or mitigate impacts to the cultural resources encountered.

Table 6-1
Required Mitigation Measures

Resource Area	Mitigation Measure
Geology / Soils	1. Structures on the site shall be designed in accordance with the latest edition of the CBC. To conform with these provision, the minimum seismic design should comply with the 2001 CBC, Chapter 16 (cited figures and tables in the code) using the following seismic coefficients: Seismic Zone: 3 Figure 16-2 Seismic Zone Factor, A 0.3 Table 16-I Soil Profile Type S_D Table 16-J Seismic Coefficient, Ca 0.36 Table 16-Q Seismic Coefficient, Cv 0.54 Table 16-R 2. The following preventative measures shall be implemented to minimize wind and water erosion onsite: • Dust control measures shall be incorporated into the site grading plans. Site grading shall be in strict compliance with the requirements of the Mojave Desert Air Quality Management District (MDAQMD). • Surface disturbance shall be kept to a minimum that is required to construct and operate the Proposed Project. • The Proposed Project shall be designed and constructed with erosion control features to control or minimize runoff and to protect areas susceptible to erosion from surface flow or wind. • All excavation and grading work should be scheduled in dry weather months, or the construction site will be weatherized to withstand or avoid erosion. • Stockpiles of excavated soils shall be covered with secured tarps or plastic sheeting. • Drainage control structures will be used where necessary to direct surface drainage away from disturbance areas and to minimize runoff and sediment disposition down-slope from all disturbed areas. These structures will include culverts, ditches, water bars (berms and cross ditches), and/or sediment traps. • A StormWater Pollution Prevention Plan (SWPPP), incorporating the use of Best Management Practices (BMPs) for erosion control, shall be developed and implemented in accordance with the California Stormwater National Pollution Discharge Elimination System (NPDES) permit program. Under California regulations, SWPPP are required for construction site of one acre or more. • Inform all construction personnel (before they are allowed to work on the Proposed Project) of environmental concerns, pertinent laws and regulations, and elements of the erosion control plan and SWPPP. This could be presented in a multi-hour environmental training for project management and general foreman, and a short environmental training class for construction personnel. The soils in the building area shall be recompacted. The existing surface soils within the building pad and foundation areas should be over-excavated to minimum of three (3) feet below existing grade or a minimum of two (2) feet below the footing level (whichever is deeper). The over-excavation should extend for five (5) feet beyond the outer edge of exterior footings. The bottom of the sub-excavation should be scarified, moisture conditioned, and recompacted to at least 90 percent relative compaction (American Society of Testing and Material –ASTM Standard D 1557) for an additional depth of one (1) foot. 3. Auxiliary structures such as garden or retaining walls should have the foundation subgrade prepared similar to the building pad recommendations given above. The lateral extent of the over-excavation needs to extend only two (2) feet beyond the face of the footing. 4. In areas to receive fill, pavements, or hardscape, the subgrade should be scarified, moisture conditioned, and compacted to at least 90 percent relative compaction (ASTM D 1557) for a depth of one (1) foot below finished subgrades. Compaction shall be verified by testing.

Table 6-1
Required Mitigation Measures

Resource Area	Mitigation Measure
Geology / Soils (continued)	5. The native soils (except for clay layers) are suitable for use as engineered fill and utility trench backfill, provided it is free of significant organic or deleterious matter. The native soil should be placed in maximum eight (8) inch lifts (loose) and compacted to at least 90 percent relative compaction (ASTM D 1557) near its optimum moisture content. Compaction shall be verified by testing. 6. Imported fill soils (if needed) should be non-expansive, granular soils meeting the USCS classifications of SM, SP-SM, or SW-SM with a maximum rock size of three (3) inches and 5 to 35 percent passing the No. 200 sieve. The geotechnical engineer should evaluate the import fill soils, before hauling to the site. The imported fill should be placed in lifts no greater than eight (8) inches in loose thickness and compacted to at least 90 relative compaction (ASTM D 1557) near optimum moisture content. 7. Positive drainage should be maintained away from the structures (5 percent for 5 feet minimum) to prevent ponding and subsequent saturation of the foundation soils. Gutters and downspouts should be considered as a means to convey water away from foundations if adequate drainage is not provided. Drainage should be maintained for paved areas. Water should not pond on or near paved areas. 8. A qualified corrosion engineer shall be consulted to evaluate the potential corrosivity of the soil and to recommend methods for protecting metal and concrete. These recommendations shall be made part of the building permit conditions for the Proposed Project
Hydrology / Drainage / Water Quality	1. The developer shall prepare and submit a SWPPP to the City of Blythe. The SWPPP shall include a requirement to include hydrocarbon filters along the perimeter of the retention basin. The SWPPP must be prepared by a licensed engineer, hydrologist or erosion control specialist and shall be reviewed by the City with the Grading Plan prior to issuance of a Grading Permit. The SWPPP shall be available onsite at all times for review by the City and RWQCB inspectors. 2. A Phase II Site Investigation has been prepared for this site by the current property owner. The preliminary results of the Phase II indicate that no up-gradient contamination has migrated under the proposed project site. All recommendations in the Phase II shall be implemented in accordance with law and a "No Further Action" letter shall be provided to the City when obtained from the appropriate county or state agency.
Land Use and Planning	None required.
Noise	**Short-Term Construction Phase** 1. Temporary noise walls shall be erected along the westerly Property line, prior to the initiation of grading on the site. Fill dirt shall be brought in for compaction purposes as necessary, and construction of the 8-foot wall shall be completed prior to the start of construction of the first structure on the site. 2. Construction activities shall be limited to a schedule of 7 a.m. to 7 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. No construction activities shall be allowed on Sunday. 3. Construction equipment shall be equipped with manufacturer recommended mufflers or equivalent. 4. Equipment engine covers shall be maintained on the apparatus as designed by the manufacturer. 5. Construction equipment shall be turned off when not in use. 6. Equipment used for project construction shall be hydraulically or electrically powered whenever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. However, where use of pneumatically powered tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used. 7. External jackets on the tools should be used where feasible. Quieter procedures shall be used such as drilling rather than impact equipment whenever possible.

Table 6-1
Required Mitigation Measures

Resource Area	Mitigation Measure
	8. Stationary noise sources shall be located as far from existing sensitive receptors as possible. If stationary sources must be located near existing sensitive receptors, they shall be adequately muffled and enclosed within temporary sheds or portable sound blankets used. 9. Heavy equipment activities adjacent to residences shall be limited to the minimal period required to complete the task.
Noise	**Long-Term Operation** 1. If Lots 2A and 2B are entitled for the development of fast food restaurants, limited hours of operation shall be imposed as a condition of approval to minimize noise impacts to sensitive receptors, as necessary. A noise study shall be submitted to confirm the appropriate operating hour limitations. 2. Truck deliveries shall be restricted to 5:00 a.m. to 10:00 p.m. Monday through Friday and weekend deliveries to 8:00 a.m. to 5:00 p.m. whenever possible. 3. Loud off-loading equipment should not be used outside during evening and nighttime operations along the western side of the Wal-Mart Supercenter building. 4. The loading dock at the southwestern corner of the building shall be below grade and equipped with a noise barrier along its western side. 5. Trucks and other off-loading equipment shall turn off their engines when parked or not in operation.
Public Health and Safety / Hazardous Materials	1. Prior to issuance of grading permits, the Project Developer shall provide the City with a copy of the relevant clearance(s), including a "No Further Action" letter from the DTSC for the remediation work indicating that all remediation activities have been satisfactorily completed. 2. The Project Developer, General Contractor, and/or an assigned Health and Safety Officer (H&SO) shall provide training to grading, trenching, and excavation personnel regarding identification protocols for encountering any residual contamination. All suspected area(s) identified by construction workers shall be reported to the proper on-site assigned representative immediately. All work at the identified location shall be stopped until a qualified professional evaluates the suspected contamination area. 3. A qualified professional shall be available to respond to suspected contamination at the site if found. The credentials of the qualified professional or company shall be submitted to the City for review and approval prior to commencing work at the proposed Project site. It shall be the responsibility of the qualified professional to evaluate all suspected contaminated areas identified by contracting personnel. The evaluation shall include, but not be limited to, making a professional judgment, taking soil samples for analyses, and/or using portable instruments. The qualified professional or company shall provide a written evaluation and actions to be taken (if required) to the Proposed Project on-site representative. The Proposed Project on-site representative shall implement all action(s) recommended by the qualified professional or company. Additionally, the Proposed Project on-site representative shall notify and provide the City with the written evaluation for each event. 4. The Project Developer shall be required to use only clean fill material. The Construction General Contractor assigned H&SO will examine the source of the fill dirt used at the site. The H&SO will analyze soil samples if he/she suspects contamination is present in the fill soils. The fill material will be rejected if contaminants are present.
Public Services and Utilities	1. To maintain an adequate level of police services in the City of Blythe, the Developer shall provide the City with a deposit that would be adequate to support the short-term hiring of one additional full-time police officer for a maximum duration of five years. After the initial year, the City will re-evaluate the need, on an annual basis, for the Developer to continue funding one full-time police officer based on the incidence rate at the Proposed Project and existing police service levels.

Table 6-1
Required Mitigation Measures

Resource Area	Mitigation Measure
Socioeconomics	None required.
Traffic	**Traffic Signal Warrants** Traffic signal warrants have been evaluated for both the full access and restricted access scenarios and are required as follows: **Full Access** For existing plus ambient plus project traffic conditions, traffic signals are warranted at the following study area intersections for the full access scenario: Intake Boulevard (NS) at: • Hobsonway (EW) • Project Driveway 4 (EW) • I-10 Freeway West Bound Ramps (EW) • I-10 Freeway East Bound Ramps (EW) For existing plus ambient plus project plus cumulative traffic conditions, traffic signals are warranted at the following study area intersections: 7th Street (NS) at: • 14th Avenue (EW) • I-10 Freeway West Bound Ramps (EW) • I-10 Freeway East Bound Ramps (EW) Project Access 2 (NS) at: • Hobsonway (EW) Intake Boulevard (NS) at: • Chanslor Way (EW) • 14th Avenue (EW) **Restricted Access** For existing plus ambient plus project traffic conditions, traffic signals are projected to be warranted at the following study area intersections: Project Driveway 2 (NS) at: • Hobsonway (EW) Intake Boulevard (NS) at: • Hobsonway (EW) • I-10 Freeway West Bound Ramps (EW) For existing plus ambient plus project plus cumulative traffic conditions, traffic signals are warranted at the following study area intersections: 7th Street (NS) at: • 14th Avenue (EW) • I-10 Freeway West Bound Ramps (EW) • I-10 Freeway East Bound Ramps (EW)

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Required Mitigation Measures

Resource Area	Mitigation Measure
	Intake Boulevard (NS) at: • Chanslor Way (EW) • I-10 East Bound Ramps (EW) • 14th Avenue (EW) **Circulation Recommendations** **Full Access and Restricted Access** • Construct Hobsonway at its ultimate half section as an Arterial from the westerly project boundary to the easterly project boundary. • Construct Intake Boulevard (U.S. 95) at its ultimate half section width as an Arterial from the northerly project boundary to the southerly project boundary. • Construct a traffic signal at the intersection of Project Access 2 and Hobsonway in conjunction with the development. • Construct a traffic signal at the intersection of Intake Boulevard (U.S. 95) and Hobsonway in conjunction with the development. • Construct a minimum 150-foot westbound left turn lane at the intersection of Project Access 1 and Hobsonway. • Construct a minimum 150-foot eastbound right turn lane at the intersections of Project Access 1/Hobsonway, Project Access 2/Hobsonway, and Project Access 3/Hobsonway. • Construct a minimum 150-foot westbound left turn lane at the intersection of Project Access 2 and Hobsonway. • Restrict Project Access 3 to be right in/out only with the installation of a raised median. • Construct a minimum 150-foot eastbound right turn lane at the intersection of Project Access 3 and Hobsonway. • Construct a minimum 150-foot southbound right turn lane at the intersection of Intake Boulevard (U.S. 95) and Project Access 4. • Traffic signing/striping should be implemented in conjunction with detailed construction plans for the project site. • Sight distance at each project access roadway should be reviewed with respect to standard Caltrans/City of Blythe sight distance standards at the time of final grading, landscape, and street improvements. **Full Access Scenario Only** • Construct a traffic signal at the intersection of Project Driveway 4 and Intake Boulevard (U.S. 95) in conjunction with the development. • Construct a minimum 250-foot dual northbound left turn lane at the intersection of Project Driveway 4 and Intake Boulevard in conjunction with the development. **Restricted Access Scenario Only** Restrict Project Access 4 to be right in/right out with the installation of a raised channelized median.